

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FT TO 8 FT FOR A PROPOSED POOL IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DONNA CANNEY, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7389

Agenda Date 02-23-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FT TO 8 FT FOR A PROPOSED POOL IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DONNA CANNEY, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FT TO 8 FT FOR A PROPOSED POOL IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DONNA CANNEY, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

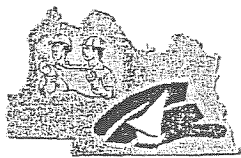
GENERAL INFORMATION	APPLICANT: DONNA CANNEY LOCATION: 511 QUEENSBRIDGE DRIVE ZONING: PUD (PLANNED UNIT DEVELOPMENT DISTRICT), GREENWOOD LAKES
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A POOL THAT WOULD ENCROACH 2 FT INTO THE 10 FT MINIMUM REAR YARD SETBACK, ESTABLISHED FOR POOLS. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.
STAFF FINDINGS	<ul style="list-style-type: none"> • THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> ○ THE GRANTING OF THE REQUESTED VARIANCE WOULD CONFER ON THE APPLICANT SPECIAL PRIVILEGES THAT ARE DENIED TO OTHERS IN THE GREENWOOD LAKES PUD.

	<ul style="list-style-type: none">○ APPROVAL OF THE REQUESTED VARIANCE WOULD BEGIN A TREND OF SUBSTANTIAL ENCROACHMENT WITHIN THE PUD, WITHOUT THE DEMONSTRATION OF A HARDSHIP.○ REASONABLE USE OF THE PROPERTY WOULD BE RETAINED WITHOUT THE REQUESTED VARIANCE FOR A POOL COULD BE BUILT TO COMPLY WITH THE MINIMUM REAR YARD SETBACK.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUESTED REAR YARD SETBACK VARIANCE, BASED ON THE STATED FINDINGS.</p> <p>IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED POOL AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, FOLLOWING INFORMATION PRESENTED AT THE PUBLIC HEARING.

GUI	ZONED: PUD	SEC: 18, 19	TWP: 20	RNG: 30
PROJ. #				

	IMPACT FEES	
	SCREEN:	
	TRAFFIC ZONE:	12
	LAND USE:	1
	1. ROAD-CO. WIDE	V-\$250.00
	2. ROAD-COLL.	V-0
	3. LIBRARY	V-\$25.00
	4. FIRE	V-\$10.00
	5. PARK	C-\$25.00
	6. SCHOOL	V-\$300.00
	7. LAW	C-\$50.00
	8. DRAINAGE	
	TOTAL	\$660.00
	REMARKS: curb and gutter; sidewalks	

Instructions: print two-sided on card stock and cut along the left and bottom border.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7335 FAX (407) 665-7335
APPL. NO. 812 004-009

COPY

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- ☒ **VARIANCE** REAR YARD SETBACK VARIANCE FROM 10' to 8' FOR A PROPOSED POOL
- ☐ **SPECIAL EXCEPTION**
- ☐ **MOBILE HOME SPECIAL EXCEPTION**
- ☐ **EXISTING** ☐ **PROPOSED** ☐ **REPLACEMENT**
MOBILE HOME IS FOR _____
YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____
ANTICIPATED TIME MOBILE HOME IS NEEDED _____
PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN _____
MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	<u>Donna Canney</u>	
ADDRESS	<u>511 Queensbridge Dr</u>	
	<u>Lake Mary FL 32746</u>	
PHONE 1	<u>407-292-8580 xt 207</u>	
PHONE 2	<u>407-328-5069</u>	
E-MAIL	<u>dLcanney@aol.com</u>	

PROJECT NAME: -

SITE ADDRESS: same

CURRENT USE OF PROPERTY: residence

LEGAL DESCRIPTION: Lot 36, Block 3 Greenwood Lakes

Unit D-3C Plat Book 39, Pages 70-73 Seminole Co. FL

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 19-20-30-511-0300-0360

UTILITIES: ☒ WATER ☐ WELL ☒ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO FEB 23 2004 (verified)

This request will be considered at the Board of Adjustment regular meeting on _____
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Donna L Canney
SIGNATURE OF OWNER OR AGENT* DATE 1-7-04

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$150 COMMISSION DISTRICT 4 FLU/ZONING PD/PUD
 LOCATION FURTHER DESCRIBED AS LOCATED ON THE NE SIDE OF
 QUEENSBIDGE DR APPROX 700' FROM THE INTERSECTION
 WITH BIRGHAM PL.

PLANNER VB

DATE JAN 7, 2004

SUFFICIENCY COMMENTS VERIFY SETBACK AMOUNT REQUESTED
 WITH APPLICANT.

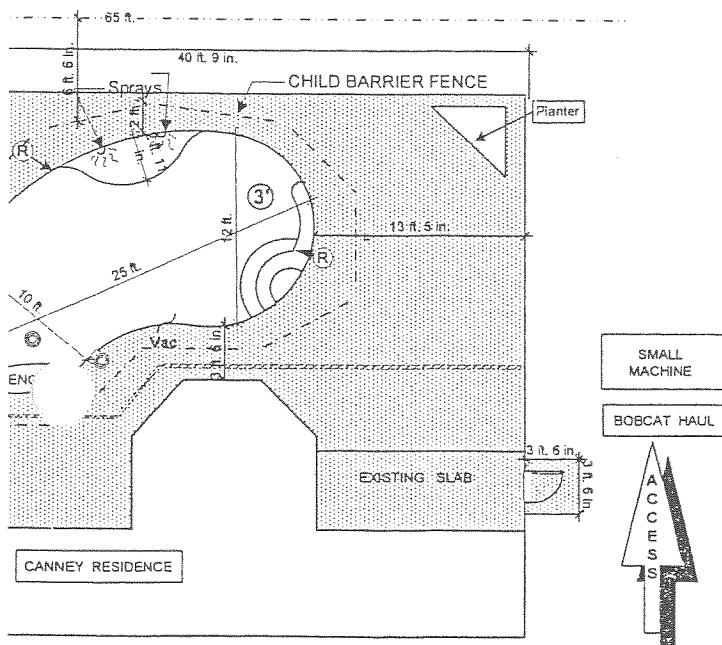
ol deck were based upon
neasurements and position
serves the right to modify
he swimming pool in order
an which may result in additional
s re due to unusual lot
ial or builder.

EXPENSE for site-work, landscaping
re-sod work irrigation adjustments
stucco and paint touchup NOT
INCLUDED
in l SCOPE OF WORK
OR ORDER SHEET.

ELEVATION
OF TOP OF SHELL TO BE
INCHES BELOW
SLAB

Special Notes

2 FAN SPRAYS
NAVIGATOR POOL CLEANER
CHILD FENCE
BEACH AREA W/2 FANS
SPRAYS
FOOTERS FOR SCREEN



GENERAL SPECIFICATIONS			
1. Pool Size	11'8" X 35'10"	Area	450
2. Spa Size	0 X 0	Area	0
3. Capacity	8,000	Gal. Pool Depth	3' to 12'
4. Raised Beam	0	Total 6" Linear Ft.	0
5. Ln Ft. Slaps	80	Ln Ft. Bench	40
6. Decking	Acrylic	Area	816
7. Color		Sq. Ft. Top Existing Patio	78
8. Deck Riser Ln Ft.	0	Deck O-Drain	41'
9. Tile	Supplier	Color	
10. Pattern		Code #	
11. Step Tile Color		Code	
12. Filter	HAYWARD	Size	1200 GPH
13. Pump	HAYWARD	Size	1 1/2 H.P. SUPER II
14. Screen Color	N/A	Roof	N/A
15. Approx. Sq Ft of Screen	N/A	Doors	N/A
16. Marclite	N/A	Diamond Brite	405
17. Color			
18. Light	405	Watts	
19. Lens Kit	405		
20. Time Clock	AUTO		
21. Swimout	405		
22. Therapy Jets	N/A		
23. Slab to Remove	N/A	Sq Ft	
24. Heater	JOLAN BY OWNER		
25. Pool Cleaner	NAVIGATOR		
26. Chlorinator	CL220		
27. Dirt on Sidewalk	405		
28. Glass Block	N/A		
29. Spa Light	N/A		
30. Dlg. Haul	405	Orop	N/A
31. Other	(2) FAN SPRAYS		

MAP

SWIMMING POOL DESIGN FOR:

Name	KEVIN & DONNA CANNEY
Address	511 QUEENSBIDGE
City	LONGWOOD
St	FL
Zip	
Res. Ph	
Bus. Ph	
Legal Description	
Lot	BLK
Sub-Div	
Permit Auth/County	
Customer Approval	
Signature	
Date	10-29-07
Salesperson	Jim R

JOB #

Scale 1" = 8'

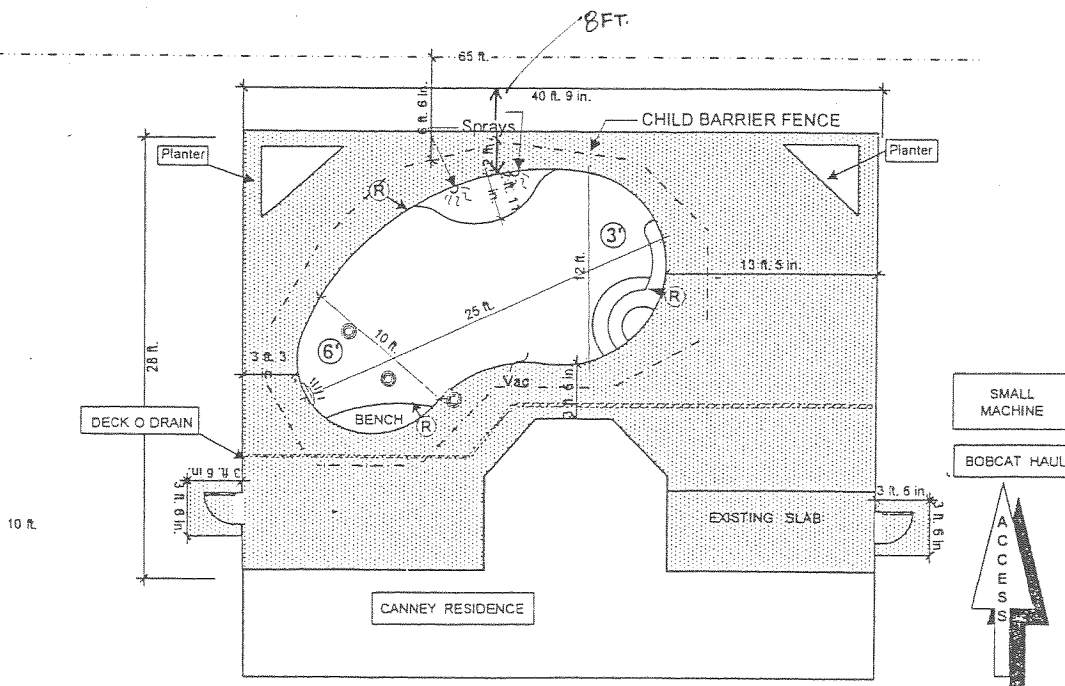
Measurements of the pool, pool deck and the position of the pool deck were based upon a preliminary plot plan which may be different than the actual measurements and position of the home once the home is built. Inc. reserves the right to modify all pool plans and specifications and to modify the location of the swimming pool in order to accommodate any variations between the preliminary plot plan which may result in additional cost to the homeowner. Retaining footer wall, and raised beams required due to "musical lot grading falling to or away from residence may result in additional cost to home owner or builder.

ELEVATION




OF TOP OF SHELL TO BE
_____ INCHES BELOW
_____ SLAB

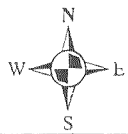
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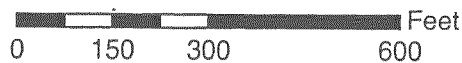
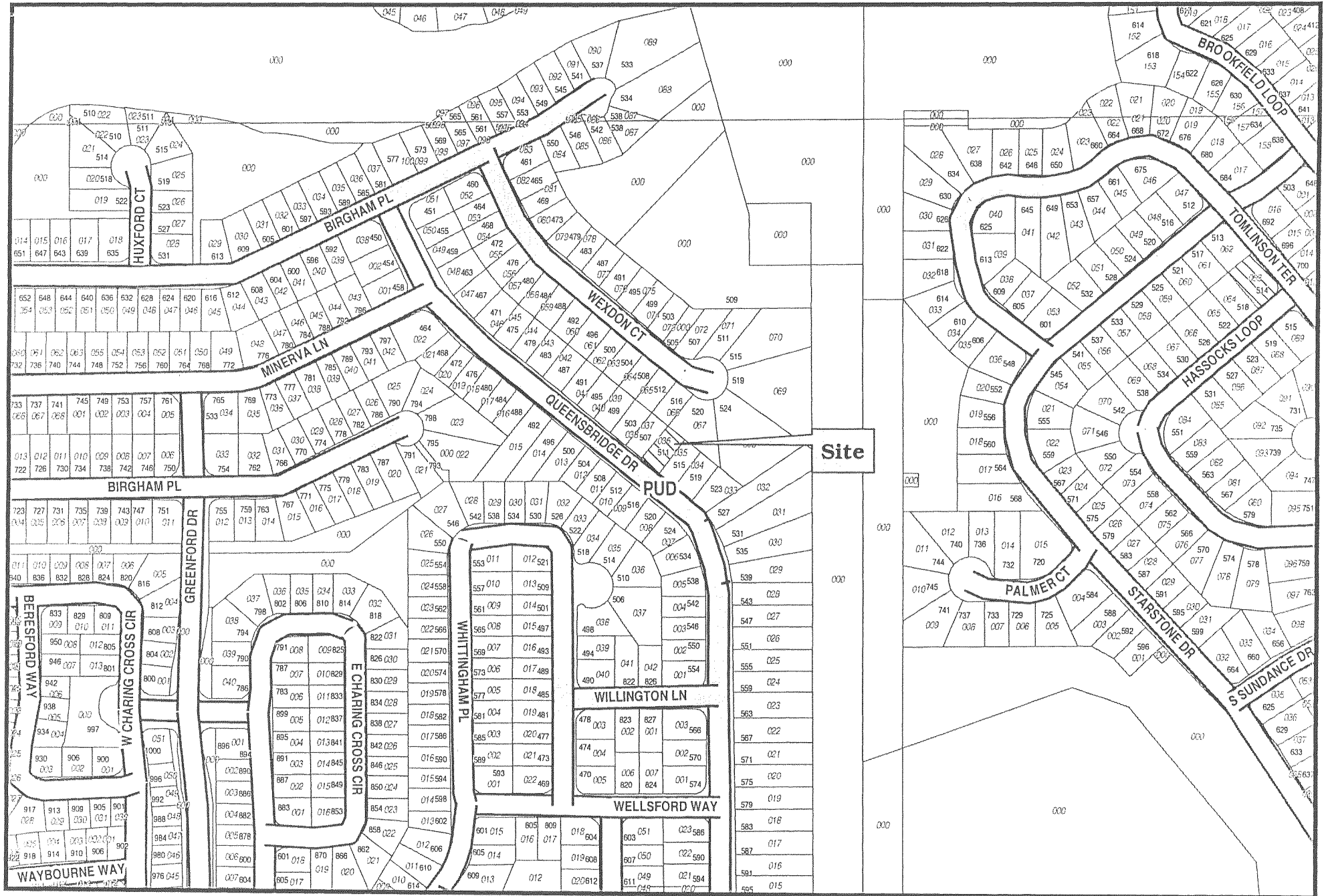


JOB #

PARCEL DETAIL	REAL ESTATE PERSONAL PROP. TAX ROLL SALES SEARCH	◀ ◁ Back ▷ ▶																																													
 <p> Seminole County <i>Property Appraiser Services</i> 1101 E. First St. Sanford FL 32771 407-665-7506 </p>																																															
<p style="text-align: center;">GENERAL</p> <p> Parcel Id: 19-20-30-511-0300-0360 Tax District: 01-TX DIST 1 - COUNTY Owner: CANNEY DONNA L Exemptions: 00-HOMESTEAD Address: 511 QUEENSBRIDGE DR City,State,ZipCode: LAKE MARY FL 32746 Property Address: 511 QUEENSBRIDGE DR LAKE MARY 32746 Subdivision Name: GREENWOOD LAKES UNIT D-3C Dor: 01-SINGLE FAMILY </p>		<p style="text-align: center;">2004 WORKING VALUE SUMMARY</p> <p> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$124,199 Depreciated EXFT Value: \$0 Land Value (Market): \$21,000 Land Value Ag: \$0 Just/Market Value: \$145,199 Assessed Value (SOH): \$116,255 Exempt Value: \$25,000 Taxable Value: \$91,255 </p>																																													
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>02/1999</td> <td>03610</td> <td>0598</td> <td>\$80,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1997</td> <td>03208</td> <td>0874</td> <td>\$110,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1990</td> <td>02215</td> <td>0407</td> <td>\$108,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1989</td> <td>02078</td> <td>1010</td> <td>\$92,700</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	02/1999	03610	0598	\$80,000	Improved	WARRANTY DEED	03/1997	03208	0874	\$110,500	Improved	WARRANTY DEED	08/1990	02215	0407	\$108,000	Improved	WARRANTY DEED	06/1989	02078	1010	\$92,700	Vacant	<p style="text-align: center;">2003 VALUE SUMMARY</p> <p> Tax Value(without SOH): \$2,066 2003 Tax Bill Amount: \$1,518 Savings Due To SOH: \$549 2003 Taxable Value: \$88,530 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS </p>															
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<p> NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value. </p>																																															



Donna Canny 511 Queensbridge Dr.



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 36 BLK 3 GREENWOOD LAKES UNIT D-3C, PB 39, PGS 70
TO 76

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: DONNA L. CANNEY
511 QUEENSBRIDGE DRIVE
LAKE MARY, FL 32746

Site Address: 511 QUEENSBRIDGE DRIVE

Requested Development Approval:

REAR YARD SETBACK VARIANCE FROM 10 FT TO 8 FT FOR A PROPOSED POOL.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED POOL, AS DEPICTED ON THE ATTACHED SITE PLAN.

- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Matthew West who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: